

152.0

0008

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,136,300 / 1,136,300
USE VALUE: 1,136,300 / 1,136,300
ASSESSED: 1,136,300 / 1,136,300
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		GRAND VIEW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MIKKELSON CHAD/KATHRYN A	
Owner 2:	
Owner 3:	
Street 1: 82 GRAND VIEW RD	
Street 2:	
Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: COILEY NEAL J/ETAL -
Owner 2: COILEY BARBARA M -

Street 1: 82 GRANDVIEW RD
Twn/City: ARLINGTON

StProv: MA	Cntry:
Postal: 02476	Type:

NARRATIVE DESCRIPTION

This parcel contains 6,645 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 2904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6645		Sq. Ft.	Site		0	80.	0.93	9									495,478						495,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6645.000	640,800		495,500	1,136,300		101133
Total Card	0.153	640,800		495,500	1,136,300	Entered Lot Size	GIS Ref
Total Parcel	0.153	640,800		495,500	1,136,300	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	391.29	/Parcel: 391.2	Land Unit Type:	Insp Date
							05/02/18

Parcel ID 152.0-0008-0004.0

!11952!

PRINT

Date	Time
12/11/20	02:04:40

LAST REV

Date	Time
08/01/19	18:28:42

danam

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COILEY NEAL J/E	1332-78		1/22/2007	Family	770,000	No	No		
NIJHAWAN VINIT	1153-188		4/10/1996		275,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/29/2019	565	Redo Bas	39,000	C					5/2/2018	MEAS&NOTICE	BS	Barbara S
10/20/2014	1388	Redo Bat	43,000					Remove and replace	12/3/2008	MLS	MM	Mary M
9/21/2009	872	Manual	3,487						11/10/2008	Meas/Inspect	163	PATRIOT
9/19/2007	829	Manual	3,600		G9	GR FY09	pellet stove inser		4/22/2007	MLS	HC	Helen Chinal
6/11/2007	425	New Wind	7,000						12/16/1999	Mailer Sent		
11/18/1996	598		3,000					8X14 WDK	11/22/1999	Measured	270	PATRIOT
7/15/1996	449		30,000					20X30 2 ST ADDITIO	7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION

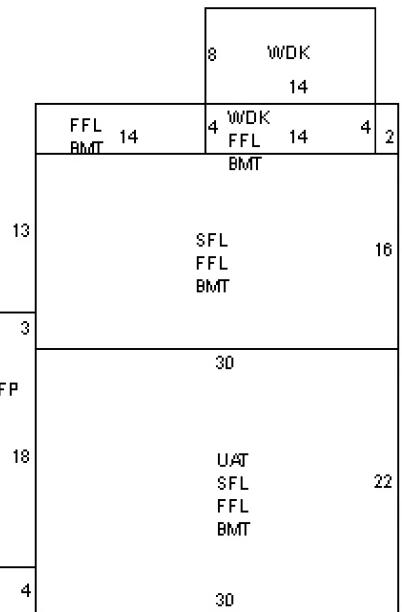
Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH8 WDK
14FFL
BMTSFL
FFL
BMTUAT
SFL
FFL
BMT

30

FFL
BMT

16

22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,260	59.750	75,281	BMT	100	GFB	40	G	
FFL	First Floor	1,260	134.560	169,551						
SFL	Second Floor	1,140	134.560	153,404						
EFP	Enclos Porch	180	41.920	7,546						
WDK	Deck	168	11.830	1,988						
UAT	Upper Attic	165	53.830	8,881						
Net Sketched Area:				416,651						
Size Ad	2400	Gross Are	4668	FinArea	2904					

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make:	Model:	Serial #:	Year:	Color:
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SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	16X10	A	AV	1996	0.00	T	18.4	101					

More: N

Total Yard Items:

Total Special Features:

Total: